

**MINUTES OF THE
AUBURN CITY PLANNING COMMISSION
MAY 3, 2005**

The regular session of the Auburn City Planning Commission was called to order on May 3, 2005 at 7:10 p.m. by Chairman Smith in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: McCord, Merz, Powers, S. White, Chrm. Smith

COMMISSIONERS ABSENT: None

STAFF PRESENT: Will Wong, Community Development Director; Janet Ferro, Administrative Assistant

ITEM I: CALL TO ORDER

ITEM II: APPROVAL OF MINUTES

The minutes of March 1, 2005 were approved as presented.

ITEM III: PUBLIC COMMENT

Tim Dewitt, local resident, spoke regarding concerns he had with the re-striping along Auburn Folsom Road adjacent to the Parkhill Office project (500 Auburn Folsom Road); that portions of Auburn Folsom Road have become unsafe to park and should be designated "no parking". The information will be referred to the traffic committee by staff.

ITEM IV: PUBLIC HEARING ITEMS

A. Civic Design – 10700 Indian Hill Road (Indian Hill Office Park) – File CD 04-1. The applicant requests approval of

modifications to the rear (southern) building elevations of the four Indian Hill Office Park buildings. Approval of the final southern building elevations was required as a condition of approval from the original Civic Design.

Director Wong gave the staff report. The Planning Commission approved the Indian Hill Office project in January, and as part of that approval the Commission imposed a condition requiring that the developer revise the rear building elevations and that the proposed modifications be returned to the Commission for review and approval. The Planning Commission's decision on the project was appealed to the City Council which denied the appeal, thereby supporting the original approval of the project. Based on this requirement, the applicant revised the building elevations and they are now before the Commission.

The public hearing was opened.

Karin Schwab, attorney with Bridget Barnes & Associates who are land use attorneys representing the applicant, came to the lectern and provided additional details on the modifications. She added that Tim Dewitt, an architect, Vintage Oaks resident, and member of the action committee, had proposed a conceptual rendering of how he and the committee would like to see the south elevation modified. The concept was given to the project architect who had made changes, however all modifications proposed by Dewitt had not been accomplished because of structural and safety concerns. She asked for approval of the modifications as proposed.

Tim Dewitt, Vintage Oaks resident and member of the action committee, added comments. He stated that the action committee had spent many hours arriving at a consensus and had approved a concept that would better fit into this residential neighborhood. That concept was presented and accepted at a meeting with the owners and project architect before the City Council appeal meeting and he expected that the modifications presented tonight would be the same. However, upon review of this proposal he found that it was not what they had approved. He outlined his objections to the buildings as proposed.

Art Kreuger, Auburn resident, noted his objections to the project, stating that he found it conspicuous, obnoxious and a major distraction.

Rodney Kihara, Vintage Oaks resident, stated he did not like the proposal and would prefer the design submitted by Tim Dewitt.

John Dunlap, Vintage Oaks resident, stated that he supports the project as proposed.

Karin Schwab returned to note that this hearing was strictly to review the changes to the rear elevations of the buildings. She stated that she felt the applicant has complied with the requests of the Commission.

The public hearing was closed.

(At this point Comm. Merz stated he would abstain from voting to avoid any appearance of a conflict of interest as he had just entered into a business arrangement with one of the project developers.)

The Commissioners discussed the building changes as submitted.

Comm. White **MOVED** to approve the modifications to the rear building elevations of the four Indian Hill Office Park buildings subject to the conditions listed.

Comm. Thompson **SECONDED**.

AYES:	Powers, Thompson, White, Chrm. Smith
NOES:	None
ABSTAIN:	Merz
ABSENT:	None

The motion was approved.

The Chairman announced the 10-day appeal period.

ITEM V: COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

A. City Council Meetings

Director Wong reviewed recent City Council meetings.

B. Future Planning Commission meetings.

Director Wong discussed future meetings.

C. Reports

None.

ITEM VI: PLANNING COMMISSION REPORTS

None.

ITEM VII: FUTURE PLANNING COMMISSION AGENDA ITEMS

Chrm. Smith would like a discussion at a future meeting on how the Planning Commission and Historic Design Review Commissions do business.

ITEM VIII: ADJOURNMENT

The meeting was adjourned at 7:52 p.m.

Respectfully submitted,

Janet Elaine Ferro, Administrative Secretary